

WARRANTY DEED

53-2-14 ✓

Know all Men by these Presents,

48-289

26967

That

we, Ernest C. Marriner, Jr. and Ruth Marriner Szopa

in consideration of one dollar and other valuable considerations

TRANSFER
TAX
PAID

paid by Pamela S. Beedy and Joanna B. Dennis, as tenants in common,

whose mailing address is

61 Elm Street, Waterville, Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said Pamela S. Beedy and Joanna B. Dennis, as tenants in common,

their heirs and assigns forever,

A certain lot or parcel of land, with a building thereon, situated in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the northerly line of Winter Street at the southeasterly corner of Charles E. Crosby; thence northerly along said Crosby's land fifty-eight (58) feet, more or less, to a corner; thence easterly sixteen (16) feet to a corner; thence northerly thirty-two (32) feet to a corner; thence easterly twenty-six (26) feet, more or less, to a corner; thence southerly ninety (90) feet, more or less, to the northerly line of Winter Street; thence westerly forty-two (42) feet along said street to the point of beginning.

There is also hereby conveyed the right, title and easement that were granted by Increase Robinson to Sarah L. Blaisdell, her heirs and assigns, restricting the erection of buildings or fences within thirty (30) feet of Winter Street on the lot of land next westerly of the parcel hereby conveyed and situated between this said lot and the easterly line of Pleasant Street.

Excepting and reserving from this conveyance the right reserved to Increase Robinson, his heirs and assigns, to the use of a right of way in common over a strip of the lot hereby conveyed eleven (11) feet wide and extending fifty-eight (58) feet, more or less, north from Winter Street, the westerly line of said strip being coterminus with the westerly boundary of the lot herein conveyed.

There is further excepted and reserved from this conveyance the right reserved to Increase Robinson, his heirs and assigns, to wharf up the northerly six (6) feet of said right of way strip for entrance to buildings on the lot next westerly of the premises hereby conveyed.

This deed is intended to convey the real property which is described in the deed dated September 13, 1983 from Ernest C. Marriner, Jr., personal representative of the estate of Ernest C. Marriner, late of Waterville in the County of Kennebec and State of Maine, which deed was recorded on September 14, 1983 in Book 2609 at Page 18, Kennebec County Registry of Deeds. Reference is also made to the Quit-Claim deed dated August 19, 1986 from Evelyn M. Durbin to the within grantors, whereby Evelyn M. Durbin relinquished her life tenancy in the subject property, which deed was recorded on September 5, 1986 in Book 3017 at Page 91, Kennebec County Registry of Deeds.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Pamela S. Beedy and Joanna B. Dennis, as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Ernest C. Marriner, Jr. and Ruth Marriner Szopa

have hereunto set our hands and seal this 19 day of the month of November, A.D. 1986.

Signed, Sealed and Delivered
in presence of

Al Gamache
Al Gamache

Ernest C. Marriner Jr.
ERNEST C. MARRINER JR.
Ruth Marriner Szopa
RUTH MARRINER SZOPA

State of Maine, County of Kennebec

BE: Nov. 19, 1986.

Then personally appeared the above named

Ernest C. Marriner, Jr. and Ruth Marriner Szopa

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Arthur J. Gamache
Notary Public
Attorney at Law

Printed Name, Arthur J. Gamache

RECEIVED KENNEBEC SS.

1986 NOV 21 AM 9:00